



# Wauwatosa, WI

## Community Development Authority

### Meeting Minutes - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

**Thursday, October 16, 2025**

**3:00 PM**

**Zoom Only:**  
<https://servetosa.zoom.us/j/85717415522>,  
**Meeting ID: 857 1741 5522**

**CALL TO ORDER**

*Meeting was called to order at 3:01 P.M.*

**ROLL CALL**

- |                  |   |
|------------------|---|
| <b>Present 5</b> | Member Terry Klippel<br>Aldersperson Liaison Joe Phillips<br>Aldersperson Liaison Rob Gustafson<br>Member, Chair Joel Tilleson<br>Member Christopher Zirbes |
| <b>Excused 1</b> | Member, Vice-Chair Allen Wick   |

**APPROVAL OF MINUTES**

*Aldersperson Gustafson joined in closed session at 3:10 P.M.*

*Staff/Attendees:*

- Mark Hammond, Development Director  
Jen Ferguson, Economic Development Manager  
John Ruggini, Finance Director  
Mayor Dennis McBride*

- |    |  |                                |
|----|--|--------------------------------|
| 1. | Approval of minutes of the September 11, 2025, regular meeting | <a href="#"><u>25-1728</u></a> |
|    | <b>RESULT:</b> APPROVED  |                                |
|    | <b>MOVER:</b> Christopher Zirbes                               |                                |
|    | <b>SECONDER:</b> Joe Phillips                                  |                                |
|    | <b>Aye:</b> 4 Klippel, Phillips, Tilleson, and Zirbes          |                                |
|    | <b>Excused:</b> 2 Gustafson, and Wick                          |                                |

**NEW BUSINESS**

- |    |  |                                |
|----|--|--------------------------------|
| 1. | Consideration of an offer to purchase 7746 Menomonee River Parkway by Jeffrey Hook, JJH3 Group | <a href="#"><u>25-1729</u></a> |
|----|--|--------------------------------|

*Chair Tilleson moved to go into closed session, seconded by Alder Phillips, pursuant to Sec. 19.85(1)(e), Wis. Stats., for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining*

*reasons require closed session.*

*Staff had conversations with the developer to negotiate the offer to purchase that was confidentially submitted for this meeting.*

**NEXT MEETING DATE AND TIME**

*November 20, 2025 at 3:00 P.M.*

**ADJOURNMENT**

*Meeting adjourned from closed session at 3:53 P.M.*